

BEL AIR CROSSING - LOT #3
COMMUNITY INPUT MEETING MINUTES
February 19, 2008

See attached for list of attendees.

Larry Mekulski, of Kenilworth Forest Hill LLC, introduced himself as the developer of the project. He stated that he was the developer of Lots 1, 2, and 3 for Bel Air Crossing as shown on the attached site plan.

Dan Spiker representing Morris, Ritchie and Associates introduced himself as the civil engineer working on the project.

Larry began by saying that Lot 3 is a proposed 17,000 square foot building available to lease to tenants, most likely to be used for retail. The building will have a masonry façade and will architecturally resemble the other proposed buildings in Bel Air Crossing. He explained that Lot 1 is planned as a bank and Lot 2 is planned as a Wawa gas station/food store. Larry stated that he expects groundbreaking in August of 2008 and that the construction will be simultaneous for all three lots.

The meeting was then opened up to questions:

Comment that the sign posted by the CMart informing the public about the community input meeting had been knocked over by the wind several days ago:

- Larry and Dan responded that the meeting was posted in the Aegis and a notice was sent to adjacent property owners as well.
- Discussion continued about signs posted for proposed developments and that they often did not stay up for very long.

Comment that a stop sign is needed at the intersection of the private access road in Bel Air North Village and Bynum Road:

- Larry stated that he is not involved with that project and to try to contact the owner of Bel Air North Village. Discussion continued about whom to contact.

Question about the timing of construction for Bel Air Crossing:

- Larry replied that all three lots will be constructed at the same time, beginning in August.

Question about stormwater management for the site, concern over another pond in the area:

- Larry responded that the stormwater will be managed in an underground facility.
- Dan showed the onsite location of the buried stormwater storage tanks.

Comment about sidewalk access from the Bynum Ridge development to MD Route 24:

- Larry replied that a sidewalk will be built along Bynum Road in front of Lots 1 and 3. Dan replied that the sidewalk would likely connect to Bynum Ridge when Lot 6 of Bel Air North Village, part of a separate project, was developed.

Question if a demolition permit had been issued yet:

- Larry stated that a demolition permit has not yet been issued for the existing C Mart, gas station and other structures on the property. The permit is expected in April and demolition will begin shortly thereafter.

More questions pertaining to the demolition/construction:

- Larry stated that the site contractors should take 60-90 days to complete the site work after demolition is complete and the rubble is removed. November of this 2008 would be the earliest that footers would be constructed. All three buildings are planned to open in the spring of 2009.

Comments about the proximity of the proposed Wawa to an existing Wawa in Hickory.

Question about the number of tenants:

- Larry responded that he expects 6-9 tenants in the building but that no tenants are currently committed. The total number of users will depend on the size that each tenant requires.

Question about possibility of a Panera restaurant:

- Larry responded that Lot 1 would be the only possible location of Panera due to the high visibility, not in the Lot 3 building

Question if the construction of the Lot 3 building will be phased:

- Larry replied that the building may need to be phased as shown on the site plan although he hopes to build all 17,000 square feet at one time.

Question about height of building, 1 or 2 stories?

- Larry replied that the building will be one story high.

No more questions were asked so Larry thanked those attending and meeting was closed.